

Budget Worksheet
Property = Parkside Place, Book = Cash, Start Month = 03/2025

Account Name	March	April	May	June	July	August	September	October	November	December	Row Total
PARKSIDE PLACE, LLC											
GPR Income											
36 1 Bed @ \$1,025/unit	36,900.00	36,900.00	36,900.00	36,900.00	36,900.00	36,900.00	36,900.00	36,900.00	36,900.00	36,900.00	369,000.00
Commercial - 201, 202	3,803.00	3,803.00	3,803.00	3,803.00	3,803.00	3,803.00	3,803.00	3,803.00	3,803.00	3,803.00	38,030.00
CAM	786.19	786.19	786.19	786.19	786.19	786.19	786.19	786.19	786.19	786.19	7,861.90
Net Income	41,489.19	41,489.19	41,489.19	41,489.19	41,489.19	41,489.19	41,489.19	41,489.19	41,489.19	41,489.19	414,891.90
Less Apartment Vacancies	0.00	0.00	1,025.00	1,025.00	1,025.00	1,025.00	1,025.00	1,025.00	1,025.00	1,025.00	8,200.00
Less HME Incentives	430.00	430.00	430.00	430.00	430.00	430.00	430.00	430.00	350.00	295.00	4,085.00
Less CPBM Incentives	770.00	650.00	650.00	250.00	150.00	50.00	50.00	0.00	0.00	0.00	2,570.00
	40,289.19	40,409.19	39,384.19	39,784.19	39,884.19	39,984.19	39,984.19	40,034.19	40,114.19	40,169.19	400,036.90
Other Income											
Non-refundable Pet Fees	0.00	0.00	112.50	112.50	112.50	112.50	112.50	112.50	112.50	112.50	900.00
NSF Fees	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	500.00
Re-Rental Charges	180.00	180.00	180.00	180.00	180.00	180.00	180.00	180.00	180.00	180.00	1,800.00
Other Income	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	250.00
Net of Other Income	255.00	255.00	367.50	367.50	367.50	367.50	367.50	367.50	367.50	367.50	3,450.00
Total Income	40,544.19	40,664.19	39,751.69	40,151.69	40,251.69	40,351.69	40,351.69	40,401.69	40,481.69	40,536.69	403,486.90
Expenses											
Maintenance Expenses											
Maintenance Staff Costs	300.00	300.00	350.00	350.00	350.00	350.00	350.00	350.00	300.00	300.00	3,300.00
Caretaker/Resident Manager	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	3,000.00
Repairs / Maintenance	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	550.00	550.00	5,900.00
Janitorial	525.00	1,200.00	525.00	525.00	525.00	525.00	550.00	550.00	550.00	550.00	6,025.00
Carpet Cleaning	120.00	1,100.00	120.00	120.00	120.00	120.00	120.00	120.00	120.00	120.00	2,180.00
Painting / Decorating	160.00	160.00	160.00	160.00	160.00	160.00	160.00	160.00	160.00	160.00	1,600.00
Plumbing	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,000.00
Electrical / Fire Protection	1,050.00	50.00	50.00	50.00	50.00	50.00	950.00	50.00	1,000.00	250.00	4,050.00
HVAC	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	750.00
Elevator	480.00	25.00	25.00	480.00	25.00	25.00	480.00	25.00	25.00	480.00	2,070.00
Flooring	180.00	180.00	180.00	180.00	180.00	180.00	180.00	180.00	180.00	180.00	1,800.00
Appliances/Laundry	100.00	100.00	750.00	750.00	750.00	750.00	100.00	100.00	100.00	100.00	3,600.00
Extermination	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	200.00
Snow Removal	185.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	185.00	250.00	620.00
Less Resident Chargebacks	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	2,500.00
Total Maintenance Expenses	4,445.00	4,460.00	3,505.00	3,960.00	4,005.00	3,505.00	4,235.00	2,880.00	3,915.00	3,685.00	33,595.00
Admin/Utility Expenses											
Offsite office rent	1,312.50	1,312.50	1,312.50	1,312.50	1,312.50	1,312.50	1,312.50	1,312.50	1,312.50	1,312.50	13,125.00
Offsite office utilities	125.00	125.00	200.00	200.00	170.00	200.00	200.00	200.00	200.00	200.00	1,820.00
Offsite office equipment/supplies	95.50	95.50	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	1,791.00
Advertising / Marketing	0.00	0.00	0.00	345.00	345.00	345.00	345.00	345.00	345.00	345.00	2,415.00
Lease Commissions	400.00	200.00	200.00	400.00	400.00	200.00	200.00	200.00	200.00	200.00	2,600.00
Professional Fees	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	480.00
Bank Fees/ACH Fees	35.00	35.00	35.00	35.00	35.00	35.00	35.00	35.00	35.00	35.00	350.00
Internet & Telephone Costs/Service	250.00	250.00	250.00	250.00	250.00	250.00	285.00	285.00	285.00	285.00	2,640.00
Property Management 5% Collected	2,027.21	2,033.21	1,987.58	2,007.58	2,012.58	2,017.58	2,017.58	2,020.08	2,024.08	2,026.83	20,174.35
Real Estate Taxes/Escrow	6,904.00	6,904.00	3,460.00	3,460.00	3,460.00	3,460.00	3,460.00	3,460.00	3,550.00	3,550.00	41,668.00
CAM Reimburse	-137.18	-30.69	-18.31	-11.65	-53.69	-12.48	-29.55	-29.76	-51.40	-90.54	-465.25
Property Insurance	1,750.00	1,750.00	1,750.00	1,750.00	1,750.00	1,750.00	1,750.00	1,750.00	1,750.00	1,750.00	17,500.00
Electricity - Apts	130.00	100.00	100.00	50.00	50.00	50.00	50.00	100.00	100.00	150.00	880.00
Electricity - Building	800.00	700.00	500.00	400.00	400.00	400.00	400.00	500.00	600.00	600.00	5,100.00
Natural Gas - Building	300.00	250.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	250.00	2,200.00
Water & Sewer	1,920.00	1,920.00	1,920.00	1,920.00	1,920.00	1,920.00	1,920.00	2,100.00	2,100.00	2,100.00	19,740.00
Garbage Removal	210.00	210.00	210.00	210.00	210.00	210.00	215.00	215.00	215.00	215.00	2,120.00
Total Admin & Utility Exp.	16,162.03	15,894.52	12,346.78	12,768.44	12,701.39	12,577.60	12,600.54	12,832.83	13,005.18	13,248.80	134,138.09
Total Operating Expenses	20,607.03	20,354.52	15,851.78	16,728.44	16,706.39	16,082.60	16,835.54	15,712.83	16,920.18	16,933.80	167,733.09
Net Operating Income	19,937.16	20,309.67	23,899.91	23,423.25	23,545.30	24,269.09	23,516.15	24,688.86	23,561.51	23,602.89	235,753.81
Other Expenses											
US Court Trustee 0.4%	165.96	165.96	165.96	165.96	165.96	165.96	165.96	165.96	165.96	165.96	1,659.57
Contingencies	1,475.00	1,475.00	1,475.00	1,475.00	1,475.00	1,475.00	1,475.00	1,475.00	1,475.00	1,475.00	14,750.00
Misc. PM Fees	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	2,500.00
Misc. Professional Fees	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	2,000.00
Manager Oversite \$45/unit	1,755.00	1,755.00	1,755.00	1,755.00	1,755.00	1,755.00	1,755.00	1,755.00	1,755.00	1,755.00	17,550.00
Reserves Escrow/Usage	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	4,000.00
Total Other Expenses	4,245.96	4,245.96	4,245.96	4,245.96	4,245.96	4,245.96	4,245.96	4,245.96	4,245.96	4,245.96	42,459.57
Total Monthly Expenses	24,852.98	24,600.47	20,097.73	20,974.39	20,952.35	20,328.56	21,081.49	19,958.78	21,166.14	21,179.75	210,192.66
Net Cash Flow	15,691.21	16,063.72	19,653.96	19,177.30	19,299.34	20,023.13	19,270.20	20,442.91	19,315.55	19,356.94	193,294.24